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Hamilton-Wentworth. Dept of  
Economic Development

L Assessment growth, 1975-80  
Hamilton-Wentworth Region









THE REGIONAL MUNICIPALITY  
OF HAMILTON-WENTWORTH  
ECONOMIC DEVELOPMENT DEPARTMENT  
CENTURY 21, 100 MAIN ST. E., HAMILTON

Industrial Development  
Conventions & Tourism  
(416) 526-4222

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(416) 362-1973

20 January 1981.

MEMORANDUM NO. 191

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TO: Chairman and Members,  
Economic Development Committee.

RE: Assessment Growth, 1975-1980  
Hamilton-Wentworth Region.

BACKGROUND

As a result of a conversation with a member of Regional Council, it was requested that an analysis be undertaken to review the actual growth and assessment over the past five (5) years.

Mr. Arie Ashkenazy has prepared a summary of the increase (decrease) of assessment by the Region in millions of dollars for the period from 1975 to 1980 for each of the six (6) Area Municipalities.

ANALYSIS

Assessment has grown across the Region by 14.1% over the period for an average annual growth of 2.8%, the fastest-growing municipalities being Stoney Creek and Flamborough, with growth being 34.9% in Stoney Creek, for an average annual growth of 7%, and 21.2% in Flamborough, with an average annual growth of 4.2%. The majority of growth in Flamborough took place in the 1976-1977 period.

To date, we have not completed a detailed analysis which will break down industrial, commercial, retail and other categories by municipality. Mr. Ashkenazy has been requested to evaluate the amount of time required to undertake such a detailed analysis.

Attached to this memorandum is the summary of assessment growth as prepared by Mr. Ashkenazy.

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*Life In Hamilton-Wentworth Has Everything!*

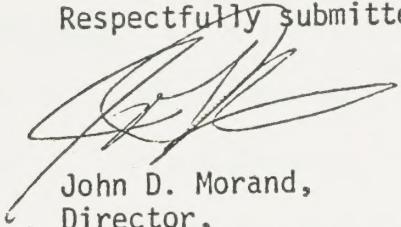
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RECOMMENDATION

THAT this report be received.

Respectfully submitted,

A handwritten signature in dark ink, appearing to be 'J. Morand', written over the typed name.

John D. Morand,  
Director,  
Economic Development.







# THE REGIONAL MUNICIPALITY OF HAMILTON-WENTWORTH

Economic Development Department  
 Century 21, 100 Main Street East  
 P.O. Box 910, Hamilton, Ontario L8N 3V9

Industrial Development Convention and Tourism (416) 526-4222  
 Toronto Direct 362-1973

January 20, 1981

Refer to File No.

Attention of

Your File No.

## MEMORANDUM

TO : John D. Morand  
 FROM : Arie Ashkenazy  
 RE : Assessment Growth

\*Assessment Growth - 1975-1980 - Hamilton-Wentworth Region & Component Municipalities - (Millions of Dollars)

Municipality	1975	1976	Change 75/76 %	1977	Change 76/77 %	1978	Change 77/78 %	1979	Change 78/79 %	1980 **	Change 79/80 %
H.W. Region	3,728.0	3,896.7	4.5	3,981.9	2.2	4,054.1	1.8	4,126.5	1.8	4,254.6	3.1
Ancaster	122.4	123.7	1.1	125.2	1.2	127.2	1.6	130.8	2.8	135.2	3.4
Dundas	167.0	176.7	5.8	177.1	0.2	176.0	(0.6)	181.6	3.2	190.4	4.8
Flamborough	194.1	212.3	9.4	227.6	7.2	226.3	(0.5)	232.3	2.7	235.2	1.2
Glanbrook	80.0	86.2	7.8	85.5	(0.8)	88.5	3.5	86.9	(1.8)	90.1	3.7
Hamilton	2,877.7	2,984.1	3.7	3,045.8	2.1	3,094.0	1.6	3,136.9	1.4	3,216.8	2.5
Stoney Cr.	286.8	313.5	9.6	320.7	2.3	342.1	6.7	358.0	4.6	387.0	8.1

\* Equalized assessment

\*\* Interim Equalized assessment

Since all assessment is expressed in constant dollars the above figures approximate real values and hence real growth in assessment.

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	1975-1980 Assessment Growth		Average Annual % Growth
	Millions	Percentages	
Hamilton-Wentworth Region	526.6	14.1	2.8
Ancaster	12.8	10.5	2.1
Dundas	23.4	14.0	2.8
Flamborough	41.1	21.2	4.2
Glanbrook	10.1	12.6	2.5
Hamilton	339.1	11.8	2.4
Stoney Creek	100.2	34.9	7.0

The Region shows an average annual growth rate of 2.8 per cent. The fastest growing municipalities were Stoney Creek and Flamborough. Stoney Creek enjoyed a sustained growth whereas most of Flamborough growth took place in 1976 and 1977. Preliminary figures for 1980 show a pick-up in assessment growth to 3.1%.

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